LITTLE home up State; complete; house, barn, chicken house, fruit, acre of ground; furnished, ready to move in; bargain quick buyer; \$1,000. H. A. BRIGGS, Delanson, N. Y. N. T.
STEURBAN PROPERTIES, FARMS and
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GILDERSLEEVE AGENCY,
Central Valley, N. Y.

DX acres, peach orchard, apple orchard other fruits; house, six rooms; large barn outbuildings; horse, 160 chickens, three wagons, farm implements; mile station; 45,600; high elevation. G. MAGRATH, Spring Valley, N. Y. TEN room frame, some furniture; five acres, fenced; frame barn, implements; good condition; 90 miles out, Dutchess county; rent \$300 yearly; sell \$2,100. E., 773 Sun-Herald.

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At great sacrifice, will sell large property in floarishing, select summer resort of Jersey coast, especially adaptited auto mechanic and wife. Property consists: 45 car garage, 22 room boarding house, four stores, five light housekeeping apartments, all occupied and all free and clear; located block from ocean front on corner principal, business street. Garage has three entrances three different streets, Man and wife who could run garage and boarding house, together with income from other sources, could enjoy year. Property in excellent consistion; must be seen to be appricated. Price \$25,000. Liberal terms.

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Bacrea; large road frontage; water, electric, telephone, fire protection; oid 7-room dwelling, barns; highest section; southern exposure; shown week days only.

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ABSOLUTELLY well built house; delightful ocation; seven rooms, tiled bathroom, sleeping porch, parquet, steam, electricity, gas; convenient; hills Northern New Jersey, 42 minutes Manhattan; moderate price, ASAHEL CHAFIN, 32 Broadway.

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ATTRACTIVE brand new California bunga-lows, 6 rooms, bath, hoz water heat, all medern improvements; large plot; ideal lo-tation; \$5,750 up. Terms, NICHOLSON, Lyndburst, N. J. ATLANTIC HIGHLANDS-Handsome room house, perfect condition, corner loca-tion; ocen view; lot 150x200; shade, cool, homey; worth \$6,00; price for one week, 15,600, BATSON FARM AGENCY, 489 5th av. T Montvale, 20 miles out, beautiful country. 50 acres; house, barn, stock, crops, tools; 12,000, easy terms. ELLIOTT, owner, 154 eas; house, barn, stock, easy terms, ELLIOTT Phone Beekman 2884. Nassau. Phone Jeekman 2884. ABBURY PARK.—Five room summer bunga-low, on high elevation; full price \$600. JOSEPH BEHILLER, 887 Canal st., city.

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COMMUTER'S SELF-SUPPORTING FARM,
15 acres; abundance fruit, berries; excelent view; extra good realdence, barns, poultry houses; near depot, church and atores;
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Opp. Lackawanna Station, Morristown

FOR SALE. Beautiful eight room, one family house in finest section of Paterson, N. J.; all improvements; bath, electric light, steam heat; 40 by 100 feet; just completed; owner leaving town and will sell at sacrifice price. Inquire P. EIMON, Peoples Bank Bidg., Passaio, N. J.

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FOR Rent at Ridgewood, N. J.—House of it rooms (including six bedrooms), one bath; steam heat, all improvements; two acres of ground; fruit; garage; \$100 per month. P. O. box 21, Ridgewood, N. J.—House, 10 rooms, including six bedrooms, two baths; team heat; three car sarage, with man's steam heat; three car sarage, with man's rooms, including six bedrooms, two baths; steam heat; three car garage, with man's quarters; available now; \$200 per month; two year lease. P. O. box 21, Ridgewood, N. J.

N. J.

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LINDEN, N. J., near Pennsylvania station,
house, nine rooms, two baths, pantry, reception hall, all larest improvements; \$12,500.

Address P. O. box 454, Linden, N. J. FOR sale, 9 room nouse; all improvements; two car garage and chicken coop; plot 114x 800. Address. BELMAIL SPRING WATER, Ridgewood, N. J.

Ridgewood, N. J.

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HOUSE in country, 10 rooms, 1 bath, extra HOUSE in country, 10 rooms, 1 bath, extra tollet, garase for one car, chicken house, large vegetable garden, flowers; house has all improvements; hot water heat, awnings, greens, gas and electricity, &c. in perfect condition; 16 minutes from beach, Sea Bright, condition; 10 minutes from beaun, one N. J.; exclusive residential neighborhood one hour from New York; five minutes from the month of the minutes from th Rumson; can be seen by appointment; \$15,000. Tel. 397 Red Bank. W. A. HOPPING, Red Bank, N. J., real estate broker.

Bank, N. J., real estate broker.
HOUSE, 8 large rooms and bath, all improvements, perfect condition, several barns, outbuildings, every kind fruit and small fruit in fine bearing, shade, shrubery, two acres, main street, two miles Rdgewood depot. \$7,500. OWNER, 247 East Ridgewood av., Ridgewood, N. J. Phone 1492. HAVE number of attractive houses, ranging \$7,500 to \$25,000, that can be purchased on reasonable terms; tell me your requirements and I will present full details and photos. JOHN H. DEMOTT, suburban property, Tenafty. N. J.

HERE I Is—An ideal commuter's country home; mile from Lackawanna R. R.; hour out; modern five room cottage, bath, 1½ acres, high, sightly, borders river; boating, flahing; gardens; big oak shade; quiet, accessible; \$4,800; terms.

sessible: \$4,800; terms. BATSON FARM AGENCY, 489 5th sv., N. Y. HOUSE located three blocks from 130th st. ferry from New York; six rooms and bath, all conveniences, newly decorated inside; lot 80x100. F., 555 Sun-Herald.

IDEAL suburban semi-bungalow; nine miles out; 6 rooms, bath, attic, basement; med-em improvements; lot 40x200; 20 full bearing fruit trees; large grape arbor; garage with cement floor: driveway; property only three blocks from Lackswanna station, block from school. Parties moving West; will sell for \$7,950 cash; \$8,500 terms. Owner, BERL NARD RIGGS, 338 Travers Place, Lyndhurst,

I have a modern Home, 12 Rooms, good size Plot, in fine neighborhood, 10 minutes walk to Depot, at Westfield, N. J.; equity \$12,000. Will sell or trade for a business; sumst be first class, Country preferred. Completely furnished at appraised value. P. O., Box 228, Westfield, N. J. must sell 9 room cottage, two baths, steam heat, on corner plot 15tx122, for \$13,500. OWNER, phone \$63 Beomen, or P. O. Box 175, Mountain Lakes, N. J.

newly decorated, fine large corner; four minutes station, stores, schools; heat, gas, waiser, electricity, sewers, parquet, hedge, lawn, trees, grapes, cherries, strawberries; half hour Manhatan; 8 cents commutation; two railroads; \$2,500 cash; balance very easy terms; also bungalow, \$3,500. CLARA HINSCHEL, 142 Overpeck av. Ridgefield Park, N. J. Phones 240-J Hackensack, 5758 Rector. Make appointment.

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LOVELY, WELL, BUILT seven room house,
newly decorated, fine large corner; four
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water, electricity, sewers, parquet, hedge,
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Rector. Make appointment.
LAKEWOOD, N. J.—17 acre farm; new

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New Jersey-Sale or Bent. MODERN 8 room house; bath, steam, cleo tricity; screened porch; perfect condition 45 minutes from Liberty st; genuins bar galn, \$7.000. PORDRAM, 4 Court square, Brooklyn. PORTHAM, 4 Court square, Brooklyn.

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Red Bank R. R. station; house of 10 rooms,
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PRETTY house, 8 rooms and bath, all improvements, just entirely decorated, lot
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TEN room frame house and garage on & are plot on State highway, & mile from Hightstown; \$4,000; no agents. FAETH, Hightstown, N. J.

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WELL built, substantial home, ceffre hallway, large living room, music room, large duning room, the room, large duning room, pantry, kitchen, five bedround and bath, hot water heat, just beautifully decorated, spacious porches, commanding decorated, spacious porches, commanding view for miles, iot 132330, shade, shrub-bery, finest neighborhood, 12 minutes walk Ridsewood depot, \$16,500. OWNER, 247 East Ridsewood av., Ridsewood, N. J. Phone 1460.

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CAMP or country home, secluded location, in wooded 33 acres; six rooms, bath, water, open fireplace; \$45 miles from Stamford; \$10,000, \$3,000 cash. LESLIE F. SMITH, \$42 Atlantic st. Tel. 2916 and 2917 Stamford,

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Owner, going to Europe, desires to rent attractively furnished home, modern, fully equipped, on hillside, live minutes' walk from village centre; S airy rooms, sleeping and living porches; beautiful view; fruits, flourishing vegetable garden; comfortable all year home; by year, or August to November. Mrs.

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GHEENWICH, for Sale \$125,000-Fine stone house, 17 rooms, five baths; garage, cot-tage, &c., 57 acres; view, No. 138. LADD & NICHOLS, Greenwich, Com. Tel. 1717. GREENWICH, CONN.—Furnished house, five bedrooms, shore front, July 15 to October 15, \$400 per month. GEORGE GILMORE, 701 South Greenwich av., Greenwich, Conn. GREENWICH, for Sale, \$150,000—Fine house, 17 rooms, five baths; garage: 10 acres; perfect condition. No. A1084. LADD & NICHOLS, Greenwich, Cone. Tel. 1717. IN the Berkshires .- 496 acres; large house, 3 barns, other buildings; lake site; commer-cial spring, sugar bush; permanent or sum-mer home; ideal children's camp or sanita-rium; elevation 1.800 feet; priced for quick salb; terms. KAUTZMAN, 26 Columbus av.

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STAMPORT — Fine residence, 11 rooms, servants quarters; 4 car garage; within walking distance of station; ideal neighborhood; asking \$16,000; \$5,000 cash; immediate possession. F. L. H. GILL, Darien, Conn. Telephone 356,

SUMMER camp, 20 acres, bordering lake, \$800, \$300 cash; five acres \$250. BATSON FARM AGENCY, 489 5th av.

FOR SALE.—4 acre farm, with good house, barn, hennery, 40 large bearing apple, pear and cherry trees; good well water; one and one-half miles from Gt. Barrington; price \$28,000. D. B. CORNELL CO., Gt. Harrington, Mass.

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First class condition in every respect, one, two tenement houses, containing 15 rooms; steam heat, electric lights, baths; one cottage house, containing 6 rooms, steam heat, electric lights, bath and garage; building in rear about 60 feet by 25 feet; hot water system, electric lights, power; would mixed a fine shop for toolmaker, die sinker, engraver, enameler, or for small manufacturing business; very healthful spot; one mile from ceutpe of city; electrics pass door, Located in Attleboro, Massachusetts. Y., 699 Sun-Herald, Herald square. PROPERTY FOR SALE.

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lake shore property of 80 acres; houses, barns, boathouse, bathing, pine woods, hehouse full; fine connections with Boston; \$6,000 cash. A. W. BALCH, 1 Madison av., New York city.

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58,800. Good location, very convenient to
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4 sooms, paniry, lavatory on first floor, 4
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partly enclosed in glass for winter use;
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Lackswanna Station, very convenient to LAKE LUCY, IS room furnished home, berdering beautiful lake, IS acres land, orange, grapefruit grow, \$4,000. Exceptionally casy terms; photographs. HOVER, \$12 Broadway, N. Y.

WHO wants beautiful location on water, yet at same time in country and town: a really deal small farm home for retired man, with poultry, fruit, &c.; II geres; \$10,000? Inquire H. L. YULLER, 215 Blast 44th st.

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PREPARE NOW TO AVOID A SEVERE VINTER. A POSSIBLE COAL SHORTAGE BY SECURING A HOME with an income in te months from a ten acre orange of graperuit grow, planted to 684 trees. With our DOMBINATION BOIL you can grow garden ruck between the rows. COMBINATION SOIL you can grow garden truck between the rows.

FMICE \$2,760.

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FOR 50 YEAR LEASE

100 ft. on Superior av., running through to Vincent st., 320 ft. deep, adjoining the Hollanden Hotel; diagonally across from the Federal Reserve Bank; directly across from the New Discount Building; Vincent st. entrance directly across from entrance directly across from entrance to Guardian Bank and National City Bank. This property to settle estate is on the market for the first time. In the centre of the business and financial district of Cleveland. Within a block of the Cleveland Crust Co. and half block of the rew location of the Clitisens Savings & Trust. Principals or brokers. Full commission paid. Address FRANK BALLOU STEARNS, 203 St. Clair ax., Cleveland.

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BEST dairy-stock farm opportunity in New York; an \$57,000, highest grade running farm business for only \$45,000. Write for inventory, FULLER, Unadilla, N. Y. CONNECTICUT FARM FOR SALE, at Ridgefield, Conn., on State highway to Danbury, farm of 46 acres, with dwelling house and outbuildings; attractively located for summer residence and farming; owner removed to California, desires to sell.

ADAMS & KEELER, Ridgefield, or Henry

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INCOME \$12,000.

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One of the best fruit farms in Hudson Valley: 160 acres level land, \$2 acres orchard, the very best; modern house with 15 other buildings; last year's income \$12,000; besides orchard place raises 2,400 bushels grain, 75 tons hay. Owner wishes to sell account death in family, and will include 7 horses. 7 cows, 200 hens, 5 engines, tracter wagons and sil other farm machinery, worth \$8,000, part cash. This is a bargain. NAUM, 78 state st., Albany, N. Y.

Ten acres of fine farm land, 12 room house, bath, toilet; nice lawn, shade crees, fine young orchard, now bearing; steam heat, spring water in house and barn, the barn is a large one; also another house on the same place, \$7 rooms; ice house and garage; 100 miles from New York on main line of Erie; place has to be seen to be appreciated; would make a fine summer home or a fine place for a big boarding house; overlooks the Delawars River, is in sight of railroad station. Will sell for \$15,000; buildings cannot be built for \$15,000; buildings cannot be built for \$15,000; buildings cannot to built for \$15,000; V., 772 Sun-Herald, Herald sq.

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FARMS, commuting; new list; all SAMMIS & ROGERS, Somerville, N. SAMMIS & ROGERS, Somerville, N. J.

RARE BARGAIN-COMMUTER'S FARM.

12 acres, hour out, mile station; 10
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1,000 ft., beautiful frontage on BELGRADE
LAKE, Me.: 47 acres; 9 room furnished
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details. details. SLOCUM FARM AGENCY, 141 Broadway.

BLOCUR PARK ACE STATES AND STATES ACTES. ACTES. 40 acres in commercial apples, pears; attractive 15 room house, shaded lawns, unparalleled views (a show place); Greene county, below Albany; \$12,000, terms. BATSON FARM AGENCY, 489 5th av., N. Y. OHIO FARMS.-Write for catalogue, 600 OHO FARMS.—Write for catalogue, one farms, any size and price U want, in seven different counties. H. H. MASTERS, Farm Act., Cambridge, Ohio.

ROUKLAND county farm, 80 acres; State road, near Suffern; 2,500 fruit trees, peaches, apples, bearing; house, artesian well, bath. Apply ALFRED HALL, Suffern; \$15,000.

FINE private residence, strictly modern; 7 rooms, bath; plot 50x100; double garage; 5 minutes to station; commutation, 86. Sell with quarters; lake, brook, rich gardens, one mile from Bridgeton, N. J. fine rich with quarters; lake, brook, rich gardens, one mile from Bridgeton, N. J., fine rich one mile from Bridgeton, N. J 30 ACRE FARM for fruit, poultry, rock, one mile from Bridgeton, N. J., fine rich land; four acres full bearing apple trees, three acres bearing pears, cherries, plums, grapes, peaches: eight room house, bath, hot and cold water, tollet, hot water heat; barn, wagon house, cook house, four room tenant house; spiendid running stream through property; excellent opportunity for trigation; a high grade place; price \$16,000, half cash. Write for details, also our liturated Farm Catalogue. BRAY & MACGEORGE, Vineland, N. J., or 1977 Drexel Building, Philadelphia, Pa.

Building, Philadelphia, Pa.

\$2.200 CAEH secures 375 acre farm, with valuable growing crops, 28 cows, 2 horses, calf, buil, machinery, tools, implements, dairy utensits; in heart of leading dairy section; 100 acres fields, spring watered pasture, woodlot; fruit trees, sugar maples; 8 room house, running spring water; big 3 story barn, new garage; affairs must be settled; everything for \$7,200, only \$2,200 cash, balance casy terms. Details page 24. Strout's Big Illustrated Catalog Farm Bargains 33 States. Copy free. STROUT FARM AGENCY, 150F Nassau st., New York city.

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A large kitchenette suite and garage in fine home on Shore Road, Brooklyn, overlook-ing New York Bay; exceptional for couple; furnished or unfurnished; \$100 monthly. B.,

RACKAWAY BEACH.—To let for season, furnished house, I rooms and bath, gas and electricity: all improvements, 63 North Beach 55th st. Phone Belle Harbor 650. FURNISHED bungalow in the cedars, on Ellenville State road, six miles from Kings-ton; fireplace, large porch, screened; storage for auto. L. B. BASTEN, box 19, R. F. D. No. 3, Kingston, N. Y.

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EAST ORANGE Furnished house, 12 reoms,
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OWNER will let three rooms, bath, furnished, for light housekesping; adults; cheap rent. MAREP, 411 Sairs av., Long Branch, N. J.; city address, 917 6th av.; telephone 3027 RENT—Ten room house, two baths, in com-muting zone: refined, Christian family three adults. F., 517 Sun-Herald.

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BEAUTIFUI, summer place at Easthampton, near the beach, to sublet; six master's bedrooms, four baths, newly furnished throughout; garage; tenant pays \$3,000 per season; any good offers will be considered. Address W. J. H., room \$11, 33 West \$2d st., or call Vanderbilt 2540.

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SUMMER RESIDENCES TO LET

COLONIAL house, handsomely furnished, State road: mountains; plano; broad porches; beautiful grounds, fruit; healthful country; water in house; jitney service; \$250; cettage \$200. HARDENHERGH, Kingston, N. Y. Box 173, Route 1. N. Y. Box 17d, Route 1.

COLD SPRING HARBOR, L. I.—Beautiful waterside home, furnished; 5 master, 2 maids' bedrooms; improvements; garage, garden; commuting distance. Apply premises, or BEARD, 281 Jefferson av., Brooklyn. Bedford 7705. Bedford 1705.

CANTON —Furnished 6 room cottage, vit miles from Hartford, 3 miles from State road; pleasantly located on Cherry Brook. R. F. D. 51, Collinsvilly. Com.

COMFORTABLE six room furnished cottage all improvements; near ocean, river, rail-road; stores; September 15 or later; commut-ing; moderate. Broad 6328, details. BORDERING lake, New Hampanire, beau BORDERING lake, New Hampsmire, Deautifully situated 6 room cottage, confortably furnished; fishing, beating, bathing, lovely beating identify bear for car, see; \$13 search. Write Apt. 6-E, 1750 Broadway Tulephone 2131 Circle, Extension 54, 9 unit 2 o'clock. BUNGALOW, 5 furnished rooms, rent now to Oct. 2 or month or weak: 1% hours ackawanne. D. A. MILLER, Blairstown,

N. J.
BUNGALOW, 4 rooms, furnished, sublet cheap. CARPENTER, Heach 33d st.,
Edgemere, Rockaway.
GRENWICH, Conn.—Shore front, furnished house, 5 bedrooms, four months, \$400 per south. GILLMORE, 701 South Greenwich av. FOR Rent-Well furnished living room, bedroom, private bath, kitchen, garage, in
beautiful modern country home near Kingaton, N. Y.; ideal, restful surroundings along
water; only responsible, congenial party
without children considered; rental \$250 for
season, F., 528 Sun-Herald. FOR rent, furnished, for month of August, attractive Colonial house, extra large rooms, three baths, laundry, butler's pantry, plassa; convenient to New Haven station; references required. IVES, 175 Park av., Mount Vernen, N. Y.

references required. IVES, 115 Park av.,
Mount Vernon, N. Y.

FOR rent for the season or for sale, six
room bungalow at 1213 South Wanamassa
Drive, Wanamassa, Asbury Park; very desirgible location. Inquire premises, or 42
Albany st., New Brunswick, N. J.

FOR rent, furnished, eight reom house near
Delaware Water Gap; fine location. JAY
HUFFMAN, East Stroudsburg, Pa. R. D.

7. Tel. 18 R S.

FOR Rent, Adirondacks, Paradox Lake bungalow; lee, two rowboats; \$150 rest et
season. Inquire PROX, 2600 University av.
Tel. Fordham 1762 before 10 A. M.

PURNISHED bungalow. Riverside, Connecticut, six weeks only; 8 rooms, river view;

cut, six weeks only; 8 rooms, river view; garage; strict reference. H. HAMLIN, Lake Placid, N. Y. GREENWICH, Cono.—For rent, gentleman's home, beautifully furnished, immediate occupancy, five master's bedrooms, two baths, two maids' rooms, bath, two sleeping porches; garden, garage. Phone 945R Greenwich.

Greenwich.

GREENWOOD LAKE—Cottage, 12 rooms, furnished. G., 58 Bun-Herald. Herald sq. IDEAL summer home; beautiful Harism Valley; 10 room house, barns, &c.; 4 acres fruit tries; price \$2,000. Address Box 55, Craryville, Columbia county, N. Y.

IN select cottage, apartment to rent to adult family, private bath and all conveniences. 231 North Beach. 86, Hammel's Station, Rockaway Beach. LAKE ST. CATHERINE cottage, July, \$60; accommodates five; ice, running water; several reduced rates September. Mrs. ALICE B. JONES, Poultney, Vt. NEAR MOUNT BEACON.-BEACON.

Part of summer cottage; rare opposed West 120th. 364 West 120th.

PILEASURE BAY cottage, waterfront, sleeping porch, garage, \$550 to October 1: 570

Patten av.; also 3 rooms, \$150 season. Telephone 769 Long Branch.

SEASHORE.—High class furnished apartments, one, two or three outside rooms, hot and cold water, bather opposite and facing ocean; prettlest and coolest location Atlantic coast; rents moderale. Call or write, 650 Ocean av., West End, N. J., HARBING-TON. TON.

SEASIDE cottage, Sea Gate, New York Harbor, ocean side of Surf av.; shady street; a bedrooms, 2 baths; fully furnished, intluding linen and flat silver; private boat, 73dress Mrs. LYMAN, 250 West 85th st., New York.

SMALL cottage or bungalow, within hour' WILL lease for summer or year, attractive home, completely furnished, river view; large lawn and large plazza; 35 minutes from Grand Central Station. 402 Warbutton av., Yonkors.

WILL sublet bungalow. Rockaway Park, during August and September. For particulars write A. B., 300 Sun-Herald, Herald square.

square. YACHT race, ocean view, river front; bath ing; 12 room residence; garage; Shrews bury River; reasonable rent. W. F. BAT SON, 489 5th av

WANTED, furnished cottage by responsible family of four, no children, five bedrooms required, from July 21 to October 7, not more than two hours from Brooklyn; rent not to exceed \$100 per month. B., 1665 Sun-Harald. Brooklyn.

Brooklyn.

WANTED-For August and September, furnished house, Staten Island; four bedrooms; nice surroundings; near water or on elevation; rent modernie; adults. A., 1742 Sun-Herald, Washington Heights. WANTED, for two months, eight room cot-tage, near water, within one hour's ride of New York, GOMEY, 941 President at., Brooklyn, N. Y. WANTED-Until Oct. 15, house within hour from city. 344 West 72d st. Columbus 998.

REAL ESTATE EXCHANGE.

BEAUTIFUL house, 12 rooms, foyer, two baths, electricity. Exchange for stors property. PACHMEYER, 195 West 119th. OOAL, coal; coal!! 50,000 acres valuable Missouri coal lands, containing 250,000,000 tons high grade steam and demestic coal, for sale or exchange; large profits for some one. G., 93 Sun-Herald, Herald square. I trade, that's my trade. What have you to trade? City, Brooklyn, country. ALFRED KUHLKE, 101 West 25th.

LADY with \$10,000 cash and \$15,000 equity in lots 2 blocks of subway station wants income property, new law apartment or small business property. Send details to JACQUES POLLATSCHEK, 741 E. 1834 st. TWO plots, ripe for improvement and some cash; exchange for Bronx or Manhattan improved, Would furnish financing to im-prove lots. B., 1022 Sun-Herald, Fulton st. VERY handsome corner residence, Prospect Park, Brooklyn, price \$20,000, mortgage \$5,000, rent to October \$150 per month, for Brooklyn apartment or two family; will give or take cash. E. C. KETCHAM, 28 Cort-landt st., New York.

REAL ESTATE WANTED.

ATTENTION — Investors want tenement, apartment house; price must be attractive; location, particulars; no brokers. B., 1004, Sun-Herald, Fulton st. Sun-Herald, Fulton at.

ABOUT \$4,000 to invest. What have you?

A., 1422 Sun-Herald, Harlem.

BUILDING winted, West Side, 42d to 70th st., 35 to 50x100; buy or lease. J. M., 342 Sun-Herald, Herald square. I will buy Manhattan apartments; reason able prices. QUICK ACTION, 972 Sun Herald, Fulton et. BY August 25; rent or purchase; house, six or seven roams, all improvements. Full particulars F., 533 Sun-Herald. AMER. REALTY CO., 200 Broadway, buy-choice Manhattan and Bronx properties. HOUSE wanted, Long Island, within 40 min-utes; give full particulars regarding size of plot, improvements, price, terms, &c.; no brokers. Box K. K., 122 Sup-Herald, Herald square.

HAVE buyers for private houses, tenuments.

lofts, garages, stables. Send particulars of
any properties for sais or lease SISCA &

PALLADINO, 446 East 116th.

HAVE small amount of cash to invest in private house below 96th st., east side. LITERARY, box E. S. 248 Sun-Herald, Her-ald square. HAVE buyers for all kinds Manhaftan, Bronx properties. KELLY, 643 3d av. I am in the market to buy any good bargain in new law houses; slevator or walk up; must stand strict investigation and be on Vest Side above 125th st.; can invest \$30,000 to \$50,000 if necessary. Estate investment. Box 234, Sun-Herald, Hartem office.

want to buy a private house on West Side, good location; all cash over small first hortzage; to occupy Oct. 1. POSITION, loc. 26. Sun-Herald, Harlem office. If you need money and want to self your new law house, and it is in good location, I will buy it if price is right. All cash if desired. BUYER, 263 Sun-Herald, Harlem REAL ESTATE WANTED.

REAL ESTATE, CITY OR COUNTRY.

Bend full particulars.

CHAS. R. FURRER, 47 West 34th St., N. Y.

WILL buy medium size office structure, Wall street section; also high class apartment house; Path av., or West Hild, holow 90th st.; prices and terms must be right; full details as to leases, or no reply.

2525 Broadway. Room 6.

Tel. Rivarside, 8716.

WE are very much in need of apartment houses in Bronx; bave many clients anxious to buy immediately, with \$5,000-\$16,000; could make quick sale; your house may be just the one for them; won't you please mall us the necessary particulars? We thank you in advance, S. L. ARONDS CO., 595 Tremont av., Bronx.

OO., 586 Tremont av., Bronx.

WANTED TO BUY—

WANTED TO BUY—

SMALL or MEDIUM SIZED HOUSE
in lower Westchester County;
ALSO BUILDING PLOTS.
E. HAROLD MARTIN,
5 West 125th st., New York city.

WANTED, L. I. HOUSES.
We have clients for houses from 8 rooms 1 bath to 14 rooms 4 baths. Stend full particulars to TUXILL REALITY CO., 47 West 34th st. Greeley 6596.

WANTED—One or two private houses, Manhattan, good neighborhood; location; price; particulars; no brokers. B., 1003 Sun-Herald, Fulton st.

WANTED—Dwelling suitable for physician in Gramercy Park section. BRYAN L. KENNELLY, INC., 149 Broadway. Cortlandt 1547. WESTCHESTER—Three acres or more, good water and soil; fruit; small improved couse; near American neighbors; reasonable rice. II. PRATT, sterling Forest, N. J. WANTED-Large 3 or 4 story private house in Harlem, with possession, white section cheap; full particulars. A., 1414 Sun-Herald Harlem. Harlem.

WE have buyers for all types of private dwellings where possession can be had by

dwellings where possession can be had betober 1, 1920. List your property now. PORTER & CO., 150 West 125th St. WE have several investments to exchang for residence at West End, Elberon and Deal, N. J. PEASE & ELLIMAN, 340 Madi sor av.

WANTED—Two family house in Bronx; owners only; state price and particulars. SKERLIN, 654 Fox st. WANTED, private houses from owners; por session October. Box 1, Station J., N. Y.

REAL ESTATE-CANADA JANADA. - Lake Massawippi, Que., farm; daughter J. R. Keene, N. Y., owns adjoin-ng farm; Write A. G. CLOUGH, Ayers JHT, Que.

FACTORIES FOR SALE OR RENT

DESIRABLE tenant wanted for upper part of new two story factory building; corner; plenty of light; 50x100. B., 1671 Sun-Herald, Brooklyn.

FACTORY For Sale-Modern, substantially built, stone and brick walls, metal roof, two concrets floors, water, gas, electricity; R. R. siding. Address TRUSTEE, F., 506 Sun-Herald. IMMEDIATE POSSESSION-30,000 sq. ft.,

four story modern factory; light four sides; steam headed; sprinkled; electric elevator; tood labor and shipping location.
C. H. READE,
1021 Grand St., Hoboken, N. J.
Phone Hoboken 2048. TO LET-Jersey City, three story brick building and yard space, 18,000 square feet; suitable for storage warehouse, garage or two nanufacturing purposes; entrances on two streets; part of business section, close to ferries, tubes and freight yards. Further articulars. JOSEPH J. GARIBALDI, its Hudson st., Hoboken. TO lease for long term, five story factory building, 50x100 steam heat, electric ele-vator; near Brownsville, East New York station. V., 1001 Sun-Herald, Brooklyn.

> WILL DIVIDE TO SUIT. MUST SELL. Biggest Bargain on Staten Island,

KILL VAN KULL. At Mariners Harber, S. I. S8x500: about 7 zeres under water complete basins, docks, buildings JOSEPH T. MULLIGAN, 30 Broad at.

WANTED-Mill constructed; brewery bu

FACTORIES WANTED.

AT 15 Dutch st., third laft to let; 20x80; helst; immediate possession; light manu-facturing requiring few hands. WM. H. WEITING & CO., 41 Park row. URNISHED office to let in downtown build-ing to strictly high grade firm; full par-leulars required. B., 1025 Sun-Hernld, Ful-

ton st.
LOFT, OFFICE SPACE, 1,000-1,500 square
feet; two elevators. Apply PEREZ, 4
White st., corner West Broadway. STORE, 749 AMSTERDAM AV. 13x65, near 96th; \$1,800 yearly beginning aptember. STERN, telephone Greeley 5812.

TO LET-Office with deak and phones Applly Burnet Mfg. Co., 64 Gold at., New York ony.

165 square feet, suitable for office or light
manufacturing; reasonable if lease is taken.
BROWER BROS, 82 Duane st. Above 14th St. to 59th St. (Inclusive), East River to North River.

ATTRACTIVE office about \$20 square feet; immediate possession. Emmet Building, 95 Madison av. Phone H. O. DUMMER, Rector AN office, good light, between five hundred (500) and six hundred (000) square feet, 23d st. between 7th and 8th avs. HENRY MERRITT, 262 West 23d st., New York city. A large studio, duncing, musicals, meetings or business. 113 West 57th st. FIFTH AV. space between 43d and 44th

sts., approximately 800 square feet, with broad windows and 2 skylights; particularly well adapted for photographers, architects, fraftamen, artists, &c. Inquire of your well adapted for programmer of your broker or E. B. MEYROWITZ, INC., 520 Fifth av. Phone Vanderbilt 3880. SOUTH side of 57th at., between 5th and 6th STORE to let, 23d st., near 5th av.; pos

sion now; two year lease. W. E. T., 1170 Broadway, room 415. 1253, Madison square. STORE lease for sale, Broadway and 42d st.; 10 years practically rent free. SELLS, 1035 Equitable Building.

SUBLET, about 200 sq. ft. of office; use of telephone, \$40. JASMINE, 240 West 20th. WELL constructed five story, basement loft building, 40x100, in 50's near 2d av.; large clevator, steam heat; lease long form from April 1, 1921. ROBERT KELLY, 643 Third av.

SOTH ST., 270-72 West.-First floor, suitable any light business. Apply on premises or any light business. Apply on H. V. MEAD & CO., 397 Sth av.

Your Vacation-Plan your vacation as

you will-in the country, mountains, North Woods or at the seashore; choose your favorite pastimefishing, hunting, bathing. boating, golf, tennis, motoring, &c. Then turn to the "Country Board" columns of THE SUN AND NEW YORK HERALD and you will find many delightful vacation places advertised that afford just the recreation you seek. Look to-day.

BUSINESS PLACES TO LET.

72D ST. and 3d av., second floor, about 5,000 aq. ft. for offices or light manufacturing reasonable rent, J. J. BOYLAN, 492 West

Above 59th St .- 5th Av. to North Rive COLUMBUS AV., Si-Exceptionally light loft, plate glass front; heat, electricity, wellable office or light business; \$85; lease. J. K. MOCHS, 30! West 57th st. Col. 8588.

HIGHEST CLASS BUSINESS ONLY. One luxurious floor, upper west side. W. CAHEN, 331, West 80th st.

Washington Heights, Above 125th St., West of 8th Av. West of 8th Av.

FOR RENT, UNUSUALLY DESIRABLE

SPACE, 224×225 FT.,

located in office building corner, at Broadway subway station, in Washington Heights
business centre, suitable for office, school or
other use; available immediately to responsible tenant. Apply by letter in detail to
A., 1411 Sun-Herald, Hariem. A., 1411 Sun-Herald, Harlem.

1510 Amsterdam av., between 184th and 135th
sts., basement for rent at \$15. Apply on 2792 STH AV.—Good business location for sinces, women's wear, etc. Phone 484 Vanderbilt.

10,000 SQUARE FEET FLOOR SPACE, 14-FOOT CEILING, 1 STORY NEW BUILDING READY FOR OCCUPANOY. Apply AUGUST SCHWARZLER, 2456 Grand

BUILDING, 19x100, six story, basement; electric elevator; steam; 50c. per foot. Owner on premises. 170 Sands st., Brook-No. STOCK telephone room, with six phones, for rent; equipped to begin business immediately. Phone Mr. MITCHELL, Main 8308. Borough of Queens.

LARGE corner store, about 6,000 square feet; all light; suitable light manufacturing purposes; corner Jackson av. and 5th st. Long Island City. BROWNE & STEPHEN-SON, 181 West 3th. Greeley 2143.

BUSINESS PLACES WANTED. SMALL building wanted, near thoroughfare,

suitable automobile painting; city or coun-ry; reasonable rent. Box 70, 2119 3d av. SMALL store wanted, with rooms, in good section for carpenter, contractor. FER-ENCE, 331 East 70th st. SWIMMING POOL OR TURKISH BATH WITH POOL: WILL LEASE OR MANAGE. F., 173 SUN-HERALD, HERALD SQUARE, WANTED-Buildings and factories, any size, snywhere; clients waiting; principals only, HENRY L. NIELSEN, offices, 154 Nassan st. Beekman 9110.

HOUSES TO LET-FURNISHED.

nished; four master's rooms, two malds' rooms; owner going abroad will lease for me year from October 1 at attractive rental. 'ARK REALTY. Telephone Monday, Plaza 1946. COMPLETELY furnished all year round house, all improvements; right on water; bathing, boating and fishing; magnificent water view; immediate possession. Phone, 394 Mamaroneck.

PRIVATE dwelling on West 150th st., near Convert av. 8 room and bath furnished.

Convent av., 8 room and bath, furnished; reut \$100: possession any time. PHILLIPS, 3787 Broadway.

HIGHLANDS, N. J.-Furnished house of Shrewsbury River, 14 rooms; latest im provements; electric lights, hot water, &c. own private dock, boating, bathing, fishing large lawns and verandas. Write E. STU DER, 124 West Sist. Phone Watkins 4008. HOUSES TO LET-FURNISHED.

A BEAUTIFUL 9 room cottage, all furnished, all improvements, with garage, from July to December; convenient to all trolleys and trains; terms reasonable. 8766 116th st. Phone 679 Richmond Hill.

Long Island. FOR rent; subjet at great sacrifice, 10 room house, handsomely furnished, five master bedrooms, two baths, sun parior, enclosed porch; beautiful grounds overlooking bay at Port Washington, Long Island, W. Y. CONNOR, 68 Broadway. Phone Rector 5056.

HOUSES TO LET, UNFURNISHED. ElGHT room house, with garage and grounds, two blocks Broadway subway station; \$1,00 year. Telephone Kingsbridge 541.

HOUSES WANTED-UNFURNISHED

WANTED to rent, unfurnished house, sever room, two baths, one or two years; location preferably Kew Gardens; will buy it price and terms are satisfactory. Address R. R. LOSSIFER, Dale-Brewster Machy. Co., Inc., 54-40 Lafayette st., New Yorketty.

APARTMENTS-FURNISHED.

APARTMENT RENTING SPECIALIST.
First class furnished apartments; bargain;
before and short leases; avoid hunting. Telethens Cathedral 6823. APARTMENTS OF QUALITY. APARTMENTS OF QUARTER

East, West Side.

APARTMENT RENTING CO.,

176 West 73d st. Phone Columbus 1277.

ARMY officer and mother will divide home with university women cooperative plan.

ENEIGN, 146 Montague, Brooklyn; Main 1709. ATTRACTIVELY furnished, 9 West 32d st., two rooms, bath, kitchenete; \$125 per month; possession at once. Apply Mr. VAN BRUNT, 349 Madison av.; phone Murray Hill #290.

AUDUEON AV., 185.—Four rooms, tele-phone, electricity, subjet for year; reason-able. able.
A.—Heautiful four room apartment; immediate possession; West 10sth, near Broadway. Inquire 230 West 107th. BAKER. cool apartment, two rooms, bath, kitchen-ette, to October or longer. Call Monday, A lady, alone, would rent beautiful sumny suite; kitchen privileges; business women or couple. TOWLES, 251 West 88th.

BRYANT AV., 1872 (corner 178th).—Beauttfully furnished single, double; very reasonable; translents accommodated.

BY the month, two rooms, alcove, bath: handsomely furnished; fine cuisine service, 8 East 53d st. Phone Murray Hill 9491. COOL, 2 rooms, bath and kitchen, twin beds; Times square district; references, Tel. Bryant 5183.

FIVE room apartment, sunny and airy, lo-cated in upper Washington Heights; gentle-man now sole occupant; will reserve room for self and rent others as is for indefinite period to refined Christian adult; references, A., 1746 Sun-Heraid, Washington Heights. FINELY furnished two room apartment and bath; excellent apartment house; immediate possession; concession in rent until Oct. 1. BENNETT, 116 West 87th st. FORT Washington av., vicinity West 170th at.—Nicely furnished 5 room apartment; immediate possession; lease 15 months if desired; references. Phone Vanderbilt 3065, Monday.

FOR RENT-Furnished 4 room apartment, all improvements: Victrola; \$45 month. Telephone Murray Hill 5050. FURNISHED floor, light and airy, private house; light housekeeping; residential sechouse; light housekeeping; residential rec-tion; convenient to all communications; \$1,800 a year. F., 177 Sun-Herald, Herald square.

FIVE room furnished apartment, elevator; very desirable location, \$110 monthly from July 15 to Oct. 1. BURLEW, 400 West 160th st. Phone \$150 Addubon.

FURNISHED six room apartment, all latest improvements; near Prospect Park and Brighton "L" station. H. JOHNSON, 162 Woodruff av. Tel. Flatbush 1873.

FURNISHED five room apartment, East 48th st.; \$70 monthly; very atractive, Murray Hill 2601. HANDSOMELY furnished three room apart-ment; sell or rent. ALLEN, 64 West 98d st. JEWISH couple wanted, share apartment, Home Sunday, Mrs. POTAR, 165 West 113th. MADISON AV.—Entire floor, twelve rooms, four baths, beautifully furnished; year's lease, PARK REALTY. Telephone Monday. MY spacious 5th av. duplex apartment; 4 master bedrooms. Phone Murray His 4030, Mrs. Evans. ECOM and bath, the Langdon, 5th av. and 56th st., furnished or unfurnished; \$95 a month; until October; can be seen any time. SPENCER, 2 East 56th st.

SIX exceptionally large rooms, two baths, handsome furnishings, excellent location, near Riverside Drive and mictown section; immediate pussession, OWNER, Schuyler 5863,

APARTMENTS-FURNISHED. SACRIFICE—Low rental until October 1. longer term if desired, DUPLEX STUTIO APARTMENT DE LUXE, elegantly furnished: flaset studio building in New York: contrally located; main studio 30x36; fireplace, Balcony, &c.; eight rooms in all, with

Heraid square.

THREE large, light connecting rooms and bath, furnished complete for housekeeping. In ideal American home: very reasonable: 35 minutes from Manhattan. F., 164 Sun-Heraid, Heraid square.

TO Sublet—Five room furnished apartment; exclusive residential section of Staten Light and. Add. was letter to O. V. P. O. how 822. City Hall Station, New York. City Hall Station, New York.

TWO room apartment in hotel, between 5th and 6th ave. in the 40s, until Sept. 1; will rent for \$125 a month to right people.

G., 90 Sun-Herald, Herald square. TWO rooms, kitchenette; high class house Telephone Audubon 4186, SMITH. UNTIL October, five rooms, housekeeping; top floor; elevator; sleetricity; ideal for bachelor; phone; \$100 floothly, Cheises 71. WARHINGTON SQUARE Furnished studio, large living room, bedroom, kitchenotte, bath, until September 1, reasonable. Call afternoons and evenings, 132 West 4th st. WASHINGTON Equare.—Charming skylight studio apartment with bath, \$70 a month. Phone before 11, Spring 598.

WEST DETH ST. (near Broadway.)—Second floor, eight rooms, bath, extra lavatory; attractively furnished or unfurnished; at ence of October 1 to 1921; \$300 a month. J. CLARENCE DAVIES, 51 East 42d at. Vanderbitt 432.

derblit 432, WEST 71ST ST., near Broadway, Two rooms, bath, kitchenette; modern, \$125 summer months, Telephone Miss RASMUS-SEN, Murray Hill 266. SEN. Murray Hill 266.
WEST END AV., 265.—Attractively rurnishe suits of three rooms and bath (non-house-

suite of three rooms and bath (non-house-keeping).

YONKERS Furnished apartment (Val-bark Leighton) five minutes from Van Cortiandt subway station; five rooms and bath; over-tooking terrace; three exposures; exclusive neighborhood; elevator service; rent \$175 per month. Telephone 374 Yonkers. FLAGG.

11TH ST., \$2 West.—Bachelor apartment, fully furnished; gentlemen only; 12 rooms and bath, heat, hot water and maid attendance; immediate possession; rent \$95, FOLSOM BHOS. Inc., 137 East \$4th st. \$6 West 11th St.—Furnished \$ rooms, bath; summer. BORNN. Chelsea 4160.

\$7TH ST., 10 West.—Handsomely furnished apartment, private bath, ample closets;

references.

70TH, West.-Attractive 4 room apartment,
2 bedrooms, living room, kitchen and bath;
electricity; other floor; private house. Telephone Columbus 3640. 73D, 132 WEST. 73D, 132 WEST.

'Modern two room apartment. Call or tele-phone 4240 Columbus, 3-6 afternoons, SWAN. 47 West 74th St.-In strictly private hand-somely furnished home with owner; apart-ment, living room, bedroom, bath; \$150

menthly.

75TH, 315 West.—Charming location, three doors Riverside Drive; also unfurnished.

75TH, 201 West.—Two rooms and bath; Circassian; \$50. Apply 2 to 5, afternoons, apartment 411, Hotel Lucerne.

50TH ST., 151 West.—Three rooms and bath; non-housekesping; plano, victroia; well furnished; service, telephone, heat and light; \$100, JOHNSON. \$100. JOHNSON.
85TH, 256 West.—Entire floor; 2 spacious rooms; bath, kitchenette; modern house.

from August or September I for six months or more, as owners are going to Europe, seven large and airy rooms and bath, well furnished, all improvements; private phone. Rent reasonable. Call or phone River 941.

93D ST., S. W. CORNER MADISON AV. Newly decorated apartment, one room and service; extraordinary value; block park; restaurant. HOTEL ASHTON. park; restaurant. HOTEL ASHTON.

98TH, 26 West.—Will rent, furnished, 4 room
apartment: 3 to 6 months, Call Sunday
morning. WITHERBY.

111TH ST., 538 West.—Beautifully furnished
three room, kitchenetic apartment, overlooking Hudson; subjet two months; occupancy July 15. Apt. 63. Cathedral 3827.

506 West 111th.—Four rooms, Hardman ptano, from July 15 to September 15. Apply
to-day, 11 to 2. 157TH, 551 West (subway station).—Six rooms and bath, front, attractively fur-nished, elevator apartment, \$150 monthly, two months; references exchanged, BANTER,

821 West 178th -Ground floor; \$65; 5 rooms; 821 West 178th—Ground floor; \$65; 5 rooms; quiet, cool. See superintendent.

160TH ST., 519 West, Apartment 3.—Neatly furnished four room apartment, all improvements; conveniently located; refined people only; immediate occupancy; \$75 a month.

WEST END AV., 738 (1984).—Six outside rooms; all light and alrey; electricity, telephone express subway; \$125, WEST 7TH ST., between West End and Provident of the convenient of the 97 WEST 209-En wuite: 2 beautiful, cool

ROCKAWAY BEACH.—To let for the sea-son, furnished apartment, four rooms, in-cluding kitchen, newly furnished, all conven-lences, in strictly priyate family; rates rea-sonable. Apply to 329 North Beach 86th st.

APARTMENT HUNTING UNNECESSARY. Immediate or October occupancy. Mrs. DIN-LEMAN, specialist, 129. West 72d. Col. 836. ELEMANTLY furnished suite of three rooms and bath, in private dwelling on 15th st., near 5th av.; will lease only to responsible party; references required. Apply LEOFOLD PORRING, 552 West Broadway, city. Spring 1508

From Battery to 14th St., Inclusi-OREENWICH Village.—Four rooms and bath in private house. Phone Chelsea 1538. Washington Square.—Two, three, four and five room apartments, \$1,500 to \$4,000; new fireproof house: elevator and hall service; business and social references required. See superintendent on premises, Van Voorst Apartments, 123 Waverley place. 10TH ST., near 5th Av.—Newly renovated skr room apartment; rent \$1.500. DUROSS-CO., 155 West 14th st 12TH ST., 145 West.-Two, three rooms steam, parquet floors, electric light

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Shove 14th St. to 59th St. (Inclusive), East River to North River. EEEKMAN Place, 16 (50th st., East River) Immediate occupancy; closets, fireplaces; modern; long lease; \$100 monthly. Place NATIONAL STORAGE, 146 West 50th st.

Storage, 50 month vanisad, motor vaga moving; moderate rates, 1702 Riverside, 167H, ST., 140 West.—6-7 large rooms, ateam, parquet floors, electric light, tele-107H, 137 Mast. Three rooms; steam beat. electric light, parquet floors, telephone.

SOTH ST. 229 West. 5 rooms, elevator, steam, parquet floors, electric light, tele sort ST., 61 West.-High grade, newly ren-

ovated two room and bath apertment is lease; steam heat, electric light, par at floors; rents \$110; immediate possession. Apply superintendent.

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